



Comprehensive Plan amendment to change to Regional Retail and Administrative Professional uses on the land use plan. Future rezoning of the land designated as Regional Retail is contingent upon the creation of a new East Bypass Zoning District that is consistent with the uses specified in the East Bypass Small Area Action Plan or by use of a PDD or its facsimile. In addition, future development of the land designated as Regional Retail is incumbent on the concomitant implementation of traffic mitigation measures to alleviate the high volume of cut-through traffic that will result on Emerald Parkway, Sandstone Dr., Sebesta Rd., Foxfire Dr. and Stonbrook Dr.

At the same time A-P Office zoning will be requested for the property abutting the Lutheran Church up to Technology Dr.